



MUNICIPAL SERVICES CENTER

6703 Sullivan Road ♦ Central, Louisiana 70739 ♦ p: 225-262-5000 ♦ f: 225-262-5001

MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning and Zoning Director

SUBJECT: **SS-16-14 SUBDIVISION OF TRACT A-1-A OF THE NOW OR FORMER EVANS WHITE ESTATE**

LOCATION This property is located on the east side of Blackwater Road between the Carey and Dyer Road intersections in Section 24 and 25, T5S, R1E, GLD, EBR, LA.

MASTERPLAN LAND USE	Restricted Greenspace/ Rural Agriculture
PRESENT ZONING	R/A Rural Agriculture
LOT ID NUMBER	251230203
ENGINEER/LAND SURVEYOR	Todd Harris
APPLICANT	Todd Harris

STAFF COMMENTS

1. **Size** of subject property is approximately 49.5 acres.
2. **Background** The applicant is requesting to create five (5) tracts for single family residential land use and dedicate a private servitude of access.
3. **Access** Public Road and Private Servitude of Access
4. **Master Plan Statement** The subject property is designated as Restricted Greenspace/Rural Agriculture land use on the "City of Central Master Plan". The proposed use is consistent with the Master Plan. **(See Attachment A)**
5. **Planning Commission Staff Recommendation** The Staff recommends approval of the subdivision.
6. Scheduled for Planning Commission Meeting on **July 24, 2014**.





VICINITY MAP 1" = 2000'

APPROVED:
 PLANNING AND ZONING COMMISSION
 FOR THE CITY OF CENTRAL

BY: _____
 DAVID BARROW
 CHIEF ADMINISTRATIVE OFFICER
 OR HIS DESIGNEE

DATE: _____

APPROVED:
 PLANNING AND ZONING COMMISSION
 FOR THE CITY OF CENTRAL

BY: _____
 WOODROW MUHAMMAD, AICP
 PLANNING & ZONING DIRECTOR,
 OR HIS DESIGNEE

DATE: _____

FILE NO.: SS-16-14

GENERAL NOTES:

- REFERENCE MAPS:**
- MAP SHOWING EXCHANGE OF PROPERTY OF LOTS 1-A, A-2, B-1 & C-1 OF THE EVANS WHITE ESTATE INTO LOTS A-1-A, A-2-A, B-1 & C-1, BY TODD A. HARRIS, P.L.S., DATED MAY 12, 2011.
 - MAP SHOWING SUBDIVISION OF TRACT A INTO TRACT A-1 AND TRACT A-2 BEING A PORTION OF THE EVANS WHITE ESTATE, BY R.D. HODGES, DATED 08-02-2004
 - SURVEY OF 228.25 ACRES TRACT FOR EVANS WHITE ESTATE BY JOHN L. MCCAN, DATED 12-31-71, REVISED 03-20-73.

BASE BEARING:
 STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE (NAD 83) GRID BEARINGS.

FLOOD ZONE INFORMATION:
 ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 22033C0100E, DATED MAY 2, 2008, THESE PROPERTIES ARE LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "AE".

FUTURE LAND USE:
 RURAL/AGRICULTURAL

ZONING:
 R/A - RURAL/AGRICULTURAL
 SETBACK:
 FRONT = 35'
 SIDE = 25'
 REAR = 25'

BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY CONSTRUCTION.

CONTOURS SCALED PER U.S.G.S. 7.5 MINUTE QUADRANGLE MAP.

FENCE LOCATIONS SHOWN ON THIS SURVEY ARE FOR GRAPHICAL REPRESENTATION ONLY. NO DETERMINATION REGARDING ANY POSSIBLE POSSESSORY RIGHTS IS MADE BY THE LAND SURVEYOR.

NO WETLANDS OR ENVIRONMENTAL ISSUES WERE REQUESTED OF OR INVESTIGATED BY THIS SURVEY.

THIS SURVEY WAS BASED UPON INFORMATION SUPPLIED BY THE CLIENT AND IS SUBJECT TO THOSE ADVERSE FACTS WHICH MIGHT BE DISCLOSED BY A COMPLETE TITLE SEARCH. CONDUCTING A FULL ABSTRACT HAS NOT WITHIN THE SCOPE OF THIS SURVEY.

THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED. CERTIFICATION DOES NOT EXTEND TO ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE LAND SURVEYOR. REPRODUCTION AND DISTRIBUTION OF THIS PLAT IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THE LAND SURVEYOR. THIS SURVEY IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS ESTABLISHED BY LA. REV. STATUTES TITLE 48, CHAPTER 28, AS A CLASS C SURVEY.

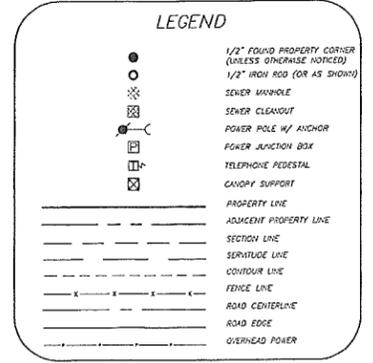
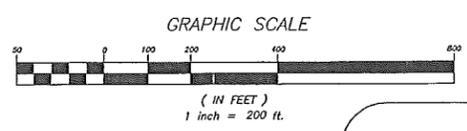
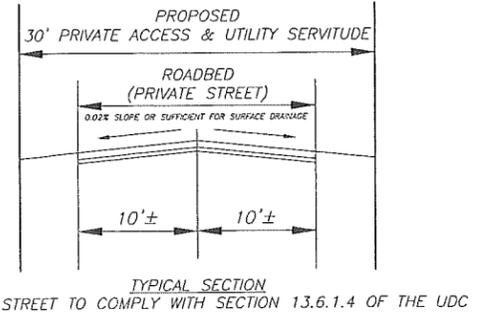
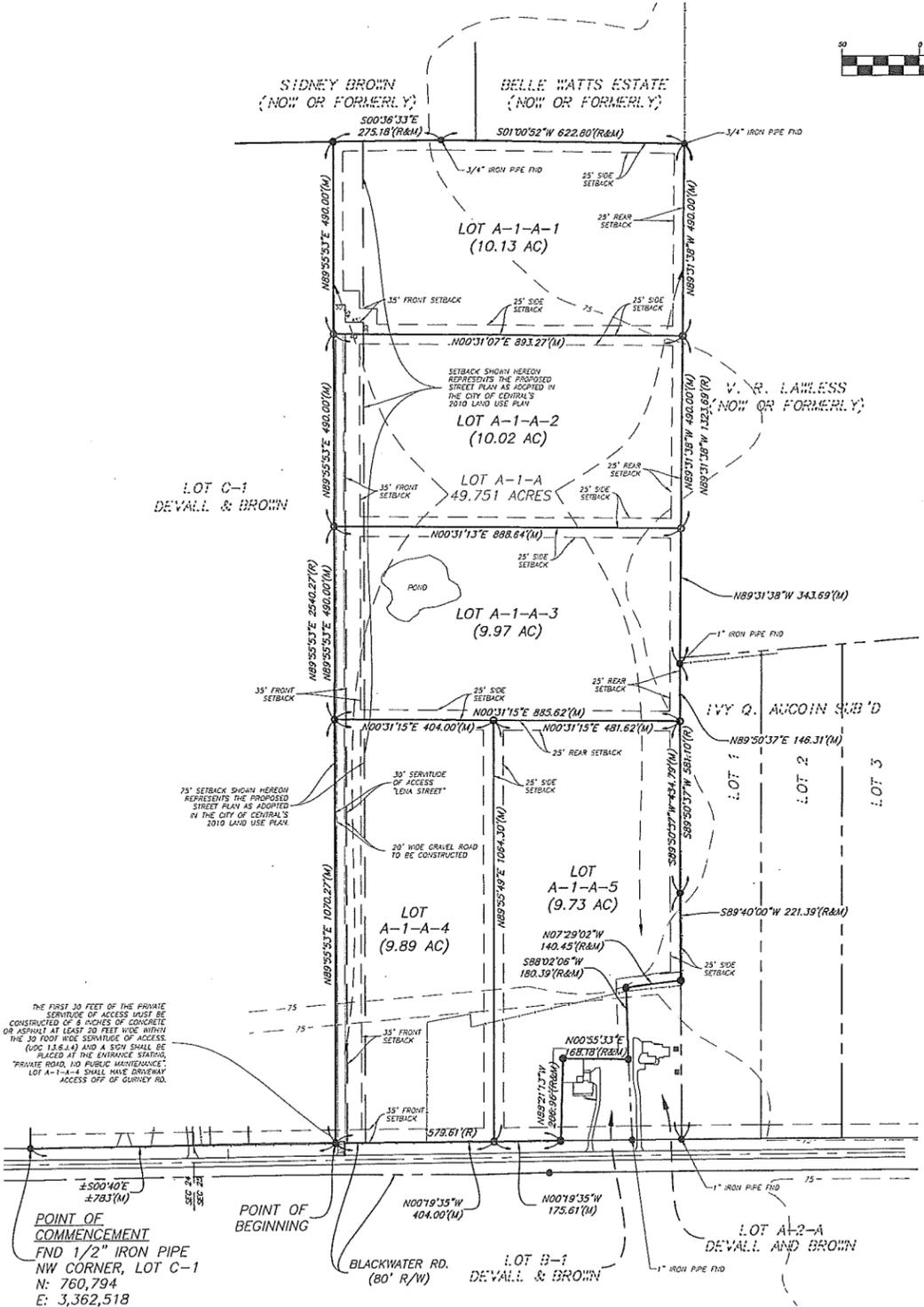
ALL LOTS THAT USE THE PRIVATE SERVIDE OF ACCESS ARE JOINTLY RESPONSIBLE FOR THE COSTS TO MAINTAIN THE ENTIRE PRIVATE ROAD OR SERVIDE OF ACCESS CREATED BY THE SUBDIVISION. EACH LOT'S RESPONSIBILITY SHALL BE PRO-RATED BASED UPON EACH LOT'S FRONTAGE ON THE PRIVATE SERVIDE OF ACCESS. (CENTRAL ORDINANCE 2007-03).

UTILITY COMPANY INFORMATION:

ELECTRIC: _____
 GAS: _____
 WATER: _____
 SEWER: _____
 TELEPHONE: _____
 CABLE: _____

SCHOOLS:
 ELEMENTARY: BELLINGRATH ELEMENTARY SCHOOL AND TANGLEWOOD ELEMENTARY SCHOOL
 MIDDLE: CENTRAL MIDDLE
 HIGH: CENTRAL HIGH

EMERGENCY: CENTRAL FIRE DISTRICT #1



STORMWATER MANAGEMENT:
 AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE (U.D.C.), LATEST VERSION.

FILE:
 THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND CITY PARISH ORDINANCES AND LAWS GOVERNING THE SALE OR DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILING OF THE PROPERTY SHALL BE COMPLETED UNTIL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE (U.D.C.), LATEST VERSION, HAVE BEEN SATISFIED.

DEED RESTRICTIONS:
 THE CITY OF CENTRAL AND THE PARISH OF EAST BATON ROUGE DO NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

PRIVATE DEDICATION:
 THE SERVIDES DESIGNATED HEREON AS "PRIVATE SERVIDES" ARE HEREBY RESERVED FOR THE USE OF THE LOT OWNERS OF THE SAID ADJACENT TO SAID PRIVATE SERVIDES AND THEIR SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF SAID LOTS. THE EAST BATON ROUGE CITY PARISH DEPARTMENT OF PUBLIC WORKS SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVIDES" FOR ACCESS TO ANY "PUBLIC SERVIDES" SHOWN HEREON. THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVIDE" AS DEFINED HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVIDES". THE "PRIVATE SERVIDES" ARE FURTHER DEDICATED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO THE SUBJECT LOTS AND THE USE OF SAID "PRIVATE SERVIDES" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE SERVIDES" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S FACILITIES ARE LOCATED. FURTHER INSTALLATION OF ANY NEW FACILITIES (EXCLUDING ADDITIONAL SERVICE TIE-INS TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING "PRIVATE SERVIDE") BY ANY PUBLIC COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE PROPERTY OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS. THE CITY PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

ALL LOTS THAT USE THE PRIVATE SERVIDE OF ACCESS ARE JOINTLY RESPONSIBLE FOR THE COSTS TO MAINTAIN THE ENTIRE PRIVATE ROAD OR SERVIDE OF ACCESS CREATED BY THE SUBDIVISION. EACH LOT'S RESPONSIBILITY SHALL BE PRO-RATED BASED UPON EACH LOT'S FRONTAGE ON THE PRIVATE SERVIDE OF ACCESS.

DEDICATION:
 THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVIDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWER REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVIDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVIDE OR RIGHT-OF-WAY IS GRANTED.

SEWAGE DISPOSAL:
 NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

RONALD EVANS DEVALL _____ DATE _____

MAP SHOWING RESUBDIVISION SURVEY OF
 LOT A-1-A
 OF THE EVANS WHITE ESTATE
 INTO
 LOTS A-1-A-1, A-1-A-2,
 A-1-A-3, A-1-A-4 & A-1-A-5
 LOCATED IN
 SECTION 24 & 25, T-5-S, R-1-E
 GREENSBURG LAND DISTRICT,
 CITY OF CENTRAL
 EAST BATON ROUGE PARISH, LA
 FOR
 RONALD EVANS DEVALL
 BATON ROUGE, LA 70717



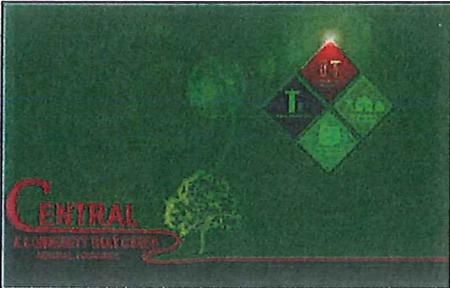
CERTIFICATION:
 I HEREBY CERTIFY THAT I MADE THE ON THE GROUND SURVEY SHOWN HEREON AS PER RECORD DESCRIPTION, THAT THIS MAP IS ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY AND THAT THERE ARE NO READILY VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES UNLESS OTHERWISE NOTED.

 TODD A. HARRIS
 PROFESSIONAL LAND SURVEYOR

MAY 15, 2014
 DATE

SHEET NUMBER		1	
EXCHANGE OF PROPERTY, EVANS WHITE ESTATE FOR RONALD EVANS DEVALL SURVEY - EXCHANGE OF PROPERTY			
PROJECT	FIELDBOOK	RAW	TAH
141251	493/49		
DATE	SCALE		
05-15-2014	1" = 200'		
A Division of Forte & Tablada 8227 WILSON AVE., SUITE 200, BATON ROUGE, LA 70809 • PHONE: 225.333.1000			
ATTENTION:	THIS BAR = 1 INCH ON ORIGINAL DRAWING.	THIS BAR = 1 INCH ON THIS BAR = 1 INCH	
REVISION DESCRIPTION	DATE	BY	

SS-16-14 REV 7/14/14



EVANS WHITE

B-1-B

2-A

2-B

3-A

3-B

1-B-2

1-B-1

1-A

TR. 2 TR. 2

W-2-A-1-A

W-2-A-1-B

STAMANT PROP

UNDUND

V-1-A-1-B

N-5

N-6

TR. 1-B

TR. 1-A

J M WILSON
J M WILSON

3-A

EVANS WHITE

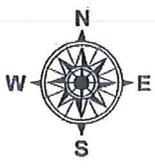
4

6-B

5-A

6-A

BLACKWATER



TR. D-2-A

TR. D-1-A

SS-16-14
251230203

C-1

LOT A-1-A

B-1

TR. A-2-A

1

2

3-A

4-A

5-A

5-B

6-A

7-A-1

7-A-2

8

9

LOT 10-A

LOT 9-A-1

B-1-A

B-2

Y

C-5

N WATTS

J A WATTS (25 AC)

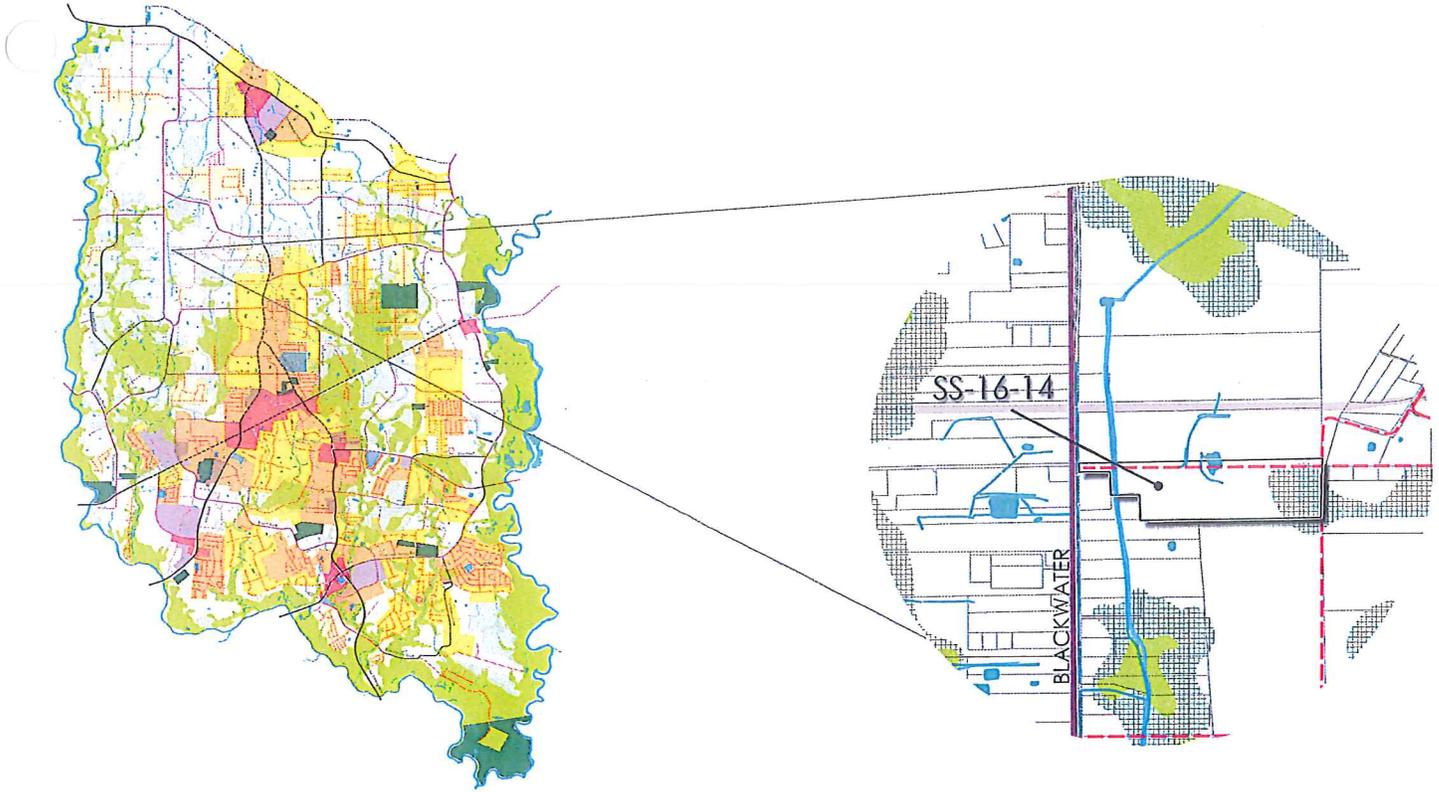
FN WAI

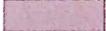
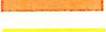
This map has been compiled from the most accurate source data from the EDR Planning. However, this map is for informational purposes only and is not to be interpreted as a legal document. The City assumes no legal responsibility for the information shown on this map. For more information contact the City of Central.

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MASTER PLAN- PHASE TWO LAND USE PLAN



-  Utility
-  Schools
-  Conservation Areas
-  Restricted Greenspace
-  Incentive Greenspace
-  Rural/Agriculture
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Neighborhood Commercial
-  General Commercial
-  Office/Technology Park
-  City Center
-  Parks/Recreation

Woodrow Muhammad - COC

From: Woodrow Muhammad - COC
Sent: Wednesday, July 02, 2014 10:51 AM
To: tharris@forteandtablada.com
Cc: Matt Zyjewski - CoC
Subject: Devall Subdivision Comments (SS-16-14)

Mr. Harris,

Our comments are as follows:

1. Any major geographical revisions to the map must be submitted to the Planning Commission office by July 8, 2014.
2. Current Zoning is R/A Rural Agriculture.
3. The first 30 feet of the private servitude of access must be constructed of six (6) inches of concrete or asphalt at least twenty (20) feet wide within the thirty (30) foot wide servitude of access (UDC 13.6.9.D)
4. The private servitude of access must be improved to the UDC standards as a minimum prior to approval of the map. A 30' servitude of passage is required, with a 20' road within the servitude. Show cross section of private servitude of access. (UDC 13.6 J & C)
5. Ditches are required to be shown on the map, and constructed as part of the private servitude of access. Ditches are required to convey sewer effluent to the public street. The ditch invert if to be 24" below the finished floor elevation. (UDC 14.3B.1)
6. At each entrance to the development, a "Private Road, No Public Maintenance" sign will be required. This will be part of the inspection of the construction of the private servitude of access. (UDC 13.6.9.D). Street name sign shall be furnished by owner.
7. A "T" or "L" turnaround will be required as part of the construction and must be extended to include each lot and/or tract of the proposed development. (UDC 13.2D and 13.6.1.4)
8. All lots require a minimum of 150 ft. frontage on the servitude. (Zoning Code 12.3 A.2.) Proposed Lot A-1-A-1 does not comply, private servitude must be extended to fulfil 150'.
9. Building lines should be shown for each lot. Rural/Agriculture zoning requires a 35' front yard setback, an 25' side yard setback, and a 25' rear yard setback.
10. The above construction requirements must be constructed and inspected by the Planning Commission staff prior to approval/signature of the map. (UDC 13.6.J). Contact the Planning Commission office for inspection of the private servitude of access after completion. If the servitude meets the above requirements, the map will be recommended for approval.
11. The following note needs to be added to the map: "All lots that use the private servitude of access are jointly responsible for the costs to maintain the entire private road or servitude of access created by the subdivision. Each lot's responsibility shall be pro-rated based upon each lot's frontage on the private servitude of access." (Central Ordinance 2007-03).
12. All submittals must be signed, sealed, and dated by a registered professional engineer or land surveyor.
13. Future Land Use is Rural/ Agriculture.
14. File No. is SS-16-14
15. Provide a copy of reference map 1.
16. Provide a street name to private servitude of access. Consult the following links to avoid duplication: <http://www.brgov.com/dept/planning/StSubMaps/StreetNameListing.pdf> and <http://www.brgov.com/dept/planning/pdf/StreetNameReservations.pdf>
17. Add a dashed line that is setback 75' from the north property line and label it as 'Setback shown hereon represents the proposed street plan as adopted in the City of Central's 2010 Land Use Plan.'

If there are any questions or concerns please reply.

**Woodrow Muhammad, AICP
Planning & Zoning Director**

6703 Sullivan Road
City of Central, LA 70739

Phone: (225) 262-5000

Cell: (225) 975-1570

Fax: (225) 262-5001

www.centralgov.com



a 501(c)(3) non-profit organization

PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: JULY 24, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: SS-16-14

REQUEST TO REZONE

FROM: RURAL

TO: B1 (NEIGHBORHOOD BUSINESS DISTRICT)

OTHER REQUEST

SUBDIVISION OF (5) LOTS ON

PC06124/2014 13:20

For More Information Contact
City of Central 262-5000

Black